

Wheaton Community Meeting
June 12, 2013
Community Questions/Comments for the Developers

While there were many different questions raised and comments made, the purpose of this report is to cover the comments/questions made regarding the planned work. There were a few questions regarding the RFP process and the joining of the Wheaton and Silver Spring sites as one project, which are not included in this report.

1. Regarding the Small Business Assistance program – What is the technical assistance that is offered?
2. Was the Small Business Assistance program established to keep them in the Wheaton area?
3. How are the RFP and the development plan different from the Saul project from 2008?
4. A few attendees wanted to verify that the plan is to start construction on an office building in Wheaton, move Parks and Planning, and then start work on Silver Spring – concerned about when the private sector work would begin and if all items in the RFP (parking, town center, etc.) would be completed.
5. How and when will it be decided if the additional 108,000 square feet of office space will be added?
6. Community is happy that Parks and Planning are coming, and would like to have DEP. However, what is the plan for the new sites – will it be like Rockville and all be uniformed, or will it be a hodge-podge of styles like Wheaton is now. Very concern of how it will look when completed.
7. There are already issues with parking for the local business. How is adding only an extra 100 parking spaces (or 200 is the addition 108,000 is approved) going to help the current issues since an addition 350 employees will be using the parking spaces?
8. When construction happened on the East side of Wheaton (for Metro) business died in a lot of places because of closures. What happens when construction starts and how are customers going to be able to keep shopping in the area?
9. Why does Parks and Planning want to be in Wheaton? This is the second time it's been discussed to move them.
10. How much do the proposers know about the zoning and sector plans?
11. How much discussion is in the RFP for users and organizations – do we indicate what functions are required?
12. Regarding the transfer of density in RFP – is it 3 acres?
13. Why is there such a short time frame for the proposers? Is this normal?
14. We have an opportunity in Wheaton to develop something special, but the community is concerned about keeping Wheaton “unique” – don't want to be another Rockville or Silver Spring. Would also like to see the use of green development.
15. Regarding the retail space in the new building – is this an opportunity for phased development?
16. Will there be any discounts or preferential treatment for small businesses currently in Wheaton that decides to stay during the construction and after?

17. The Small Business Assistance (SBA) appropriation has not been enacted yet. How much will it be for, and when will it be enacted?
18. Regarding parking – the small business owners continue to advocate signage.
19. When a town center is created, the developers and the County need to make sure they can connect with the young people and families, to make Wheaton a place that everyone wants to come to.
20. Regarding the new development – why aren't we allocating a certain amount of space for small business?
21. Regarding the look – would like to see a unified vision of what's being developed.
22. Regarding the SBA, why do we need full disclosure to get the assistance? Most small business owners don't want to provide the government an opportunity to look at their books. Also, how is the SBA being advertised to the owners?
23. How will you keep the employees out of the parking spaces for customers?
Concerned about adding 350 employees, but only an additional 200 parking spaces.
24. The community would like to see the town square become a special place to go.
Wants to see creativity out of the developers.
25. Small business owners are concerned that the government is asking for too much information to get the SBA. Want's something that makes it easy to get help. Would also like to ensure there will be parking during construction so businesses can continue to attract customers.
26. Would like to see Wheaton become a "destination" spot.
27. Adding an office building is great for businesses during the weekdays, but what steps are going to be taken to make sure Wheaton doesn't become a "ghost town" on evenings and weekends?
28. It's really important to get activity on the lower levels of the building (office space). You can do serious damage to the area if you don't provide other activities to bring people in during non-office hours.
29. Would like to see Wheaton become a 24-hour economy – What is being done to increase the "nightlife"?
30. Some of the business owners are concerned about possible rent increases and retail spaces being abandoned as a result. Is the County or the developer putting anything in place to try to prevent this?
31. It would be great for all the proposals in the short list to be put up for review, not just the one the County selects.
32. How are the developer and the County going to address future parking needs? Also, are they going to build condos?
33. Small businesses get more business from people walking around the area. Are the developers going to take that in consideration?
34. Have we considered more underground parking to leave more green space to enjoy?
35. Will Environmental Services be involved?
36. Need to get long-term businesses into the area.
37. Regarding parking – why can't someone use their parking area as an extension of their restaurant? Who do you need to speak to about enforcing parking?
38. Please tear down the current office building in Silver Spring and just open that area up for a park.

39. Need more unique, creative and moderately priced housing units to get the demographic population into the area.
40. The uncertainty of the area has been the reason why a lot of businesses have chosen to leave the area. What makes this RFP different from the ones in the past? How do the business owners know the county is serious this time, and that something will be done and completed?

Sign-In Sheet

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Name	Affiliation	
CHRISTOPHER CARLHAN	WHEATON FORESTS	
VIRGINIA SHEARD	IKVCA	
KYLE HAAS	_____	
BREAN AFNAN	NVR	B
Jeff Zeman	T. ber Creek Real Estate	
Mel Gelman	Wheaton resident	
MANU FRYER	WUDAC - Wheaton citizens Council	
Mandy Lippman	Big Baby Solar	I
ATUL SHARMA	TORTI GALLAS & PARTNERS	I
Jam Mcuffri	SC	M
J.D. Huntington	Unaffiliated	
S. GARY	LESSARD	
CLIFFORD MOY	Self	C
Margie Epstein	Home owner	S
LUIS ESTRADA	MHCPPC	L
KHAUD AFZAL	MCPD	
Max Kantzer	AMT	M
GRIN RUIZ	Homeowner / DAVIS construction	
Duncan Myers	Gensler	
Lindsay Powers	The Gazette	

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Name	Affiliation
LINDA MITCHELL	---
WENDY HOWARD	---
TERRY HOROWITZ	FORMER CHAIRMAN WHEATON ARCHITECTURE BOARD
CURRY HEMSON	---
Jason Weidenfeld	Resident (Wheaton)
Rishi JORDAN	JBO Company
Omar LAZO	WRAC
Elizabeth Chausse	
SHUBHANKAR SANYAL	WRAC
JOHN LATTANZIO	WRAC
Diane Anderson	
MICHAEL THOMAS-KAPOHAI	RESIDENT
Joan Wang	Resident / iDesign
Alan Goldstein	AHC Inc.
TEMI DADA	LOWE ENTERPRISES, INC.
Cathy Winter	resident
Carol Bender	"

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Name	Affiliation
MICHAEL R SMITH	WHEATON RESIDENT
Leah Haygood	Green Wheaton
Paul Hanover	Sligo Headwaters CA
Jeff Polich	central auto center
Mike Buelow	Wheaton Resident
	Z & J Inc